



Gaslight Lane Parcel Map Special Use Permit



CFA, Inc.
1150 Corporate Blvd.
Reno, NV 89502
(775) 856-1150
www.cfareno.com

May 13, 2013

Table of Contents

Project Request	1
Figure 1 - Vicinity Map	2
Project Description.....	3
Figure 2 – Parcel Map Configuration	5
Special Use Permit Findings.....	6
Figure 3 – Zoning Map.....	8
Legal Description.....	9
Appendices	
City of Reno Development Applications (affidavits, checklists, advisory board information)	A
City of Reno Application for Special Use Permit.....	B
Maps	
Parcel Map	Map Pocket

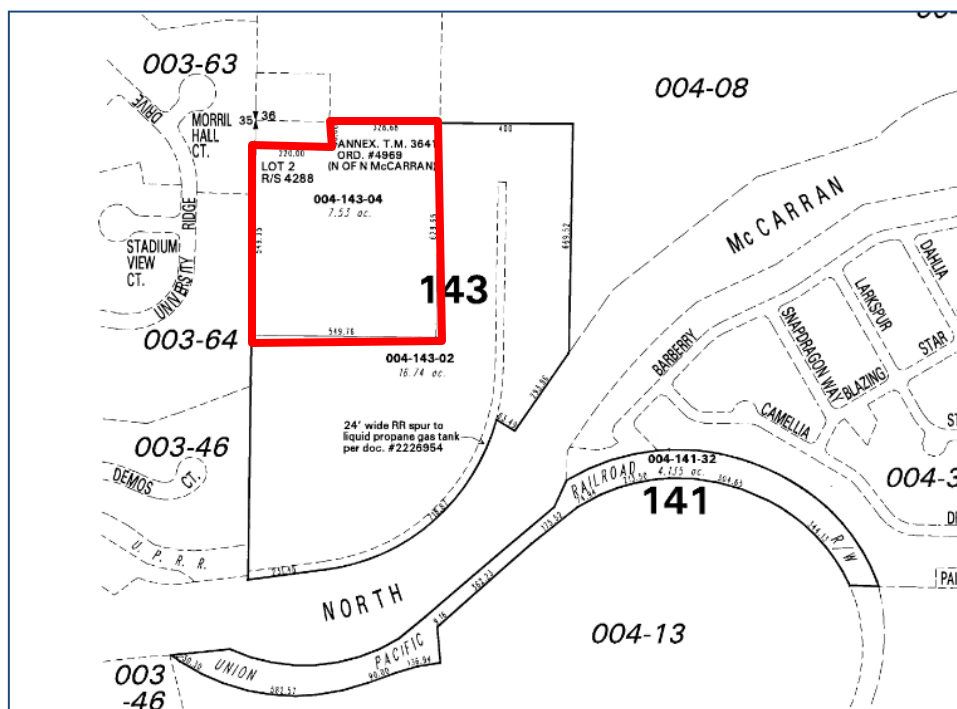
Project Request

This application is a request for a special use permit to allow for the division of land located at 700 Gaslight Lane. The subject property is zoned Industrial and is located adjacent to residentially zoned property. Section 18.06.405(a)(12) of the Reno Municipal Code requires approval of a special use permit for any development that is located adjacent to residentially zoned property. The request includes a parcel map for the division of land into four parcels. There are no proposed uses or specific developments associated with this application. The request is only for a parcel map and is not anticipated to have any impacts associated with traffic, infrastructure, environmental or public services. Any future development of the parcels will be subject to City Code requirements.

Upon approval of a special use permit to divide the parcel, the applicant will submit a parcel map application to the City of Reno. Each parcel will be required to comply with the Industrial zoning dimensional requirements in terms of lot area, width, depth and building setbacks.

This application package includes the following request:

- 1) A **Special Use Permit** for nonresidential development adjacent to residentially zoned property, as required by Section 18.06.405(a)(12).



Existing parcel map and parcel line configuration.



Figure 1 - Vicinity Map



Project Description

The parcel (APN 004-143-04) is a ± 7.5 acre site located north of McCarran Blvd. and east of Socrates Drive. The parcel is developed with an $\pm 11,220$ square foot industrial building, of which, $\pm 5,100$ square feet is enclosed and $\pm 6,120$ square feet houses a metal canopy. As far back as zoning records show, the site has historically been zoned for Industrial type uses. From 1972 up until the mid 1990's, records indicate the site was used as a stone cutting operation. In 1999, the property was annexed into the City of Reno, where it has maintained the Industrial zoning designation.

The site is surrounded by a Truckee Meadows Water Authority (TMWA) water tank to the north, vacant land to the east, NV Energy electrical power substation to the south and north and single family residential development to the west. Of the seven single family lots to the west, five are developed with homes, while the remaining two are vacant. The University Ridge subdivision to the west was approved in the 1980's, at which time the subject parcel and the properties located to the north, east and south were already developed with industrial and public facility type uses.



View of the existing building and metal canopy facing south.

The applicant is proposing to divide the property into four parcels (three new parcels plus the remainder parcel). Each parcel meets the Industrial zoning requirements for minimum lot size (one acre) and the minimum lot width (150 feet). The parcel map will include access easements to each of the newly created parcels. The easements will follow the existing driveways, as shown on the parcel map. There are no uses, developments or public improvements associated with this project. The proposed request is for a parcel map and will have no impacts on traffic, infrastructure or public services, including police and fire.

The subject property is zoned Industrial and is located directly adjacent to the University Ridge Planned Unit Development (PUD), which is classified as residentially zoned property. Section 18.06.405(a)(12) of the Reno Municipal Code (RMC) requires approval of a special use permit for nonresidential development adjacent to residentially zoned property. The RMC defines development as the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, dredging, grading, excavation, landfill, or other land disturbance; and any use or extension of the use of land; any other man-made changes being made to real property.



View of the entrance into the parcel from the east.

Figure 2 – Parcel Map Configuration

Special Use Permit Findings

To approve a special use permit, the review or decision-making body shall make the following general and specific findings as applicable.

a. The proposed use is compatible with existing surrounding land uses and development.

The property is surrounded on three sides by Public Facility zoning and on one side by PUD zoning. Property to the north is a TMWA water tank and an electrical power substation, to the east is vacant, to the south is an electrical power substation and to the west are five single family homes. The proposed request for a parcel map meets the Industrial zoning standard requirements for lot size, lot width and building setbacks. No uses or developments are proposed with this application.

b. The project is in substantial conformance with the master plan.

The project is consistent with the Industrial Master Plan land use designation and is in conformance with the following master plan policies.

P-1 Site access and circulation should be safe, convenient and logical while minimizing impacts onto adjoining roads.

BD-1 Development density and building mass should be sensitive to the surrounding area.

c. There are or will be adequate services and infrastructure to support the proposed development.

The proposed request is for a parcel map and does not include any specific uses or specific developments. The request has no impacts to public services or infrastructure. At such time as development is proposed on the parcels, impacts to infrastructure and services will be reviewed.

d. The proposal adequately mitigates the project's traffic impacts and provides a safe pedestrian environment.

The proposed request is for a parcel map and does not have any impacts to traffic or the pedestrian environment. Access easements between the parcels are included on the parcel map.

e. The proposed site location and scale, intensity, density, height, layout, setbacks, architectural and overall design of the development and the uses proposed, contribute to and enhance the character of the area in which it is located.

The proposed request does not include any specific projects or development. The parcel map meets the Industrial lot standard requirements as outlined in RMC section 18.12.104.

f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

No specific uses or development is proposed with this application, thus, the request will have no negative environmental impacts, including smoke, noise, glare, dust, vibration, fumes, pollution or odors.

g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

No new signage is proposed with the parcel map.

h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

No new structures are proposed with this application.

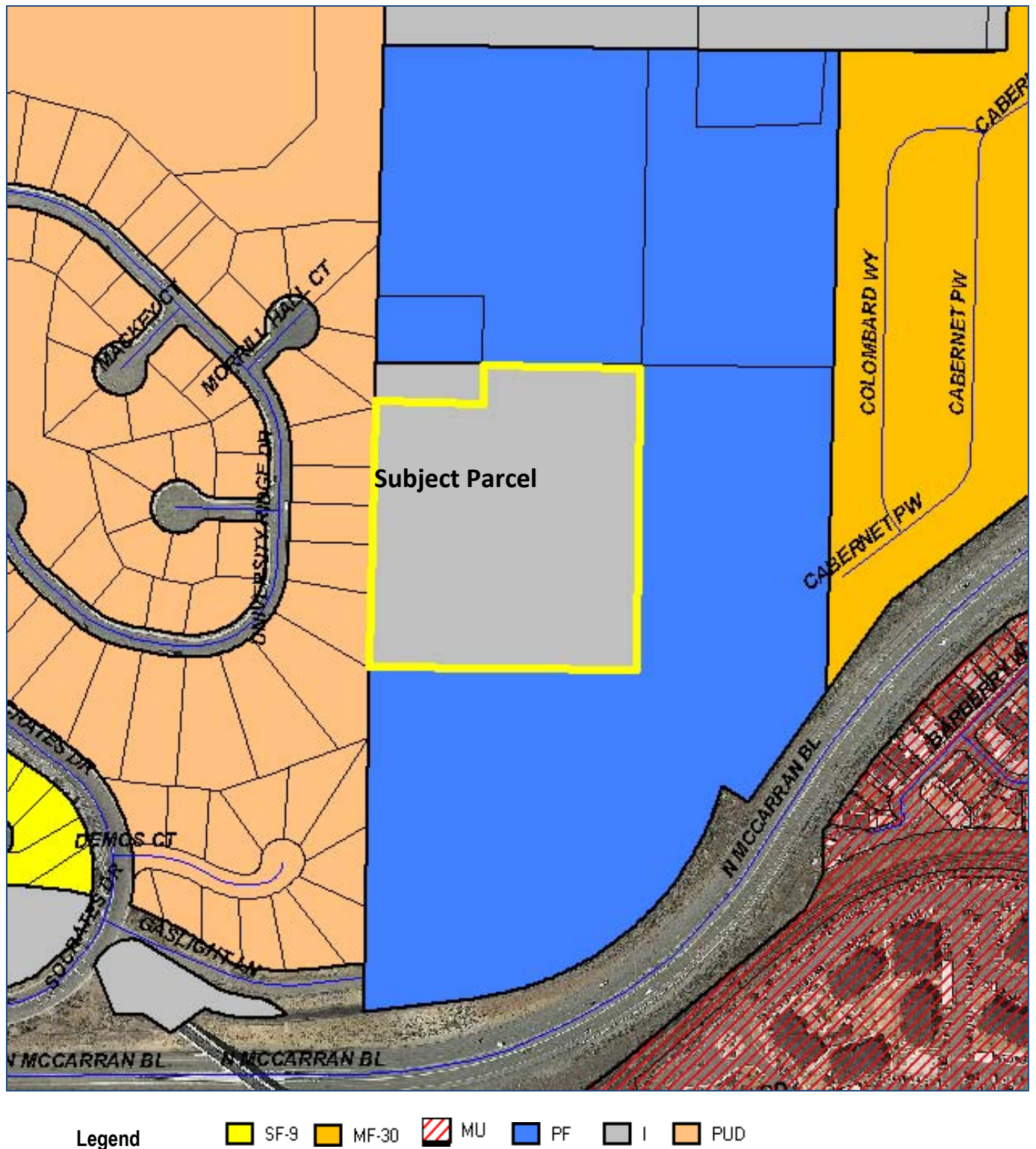


Figure 3 – Zoning Map

Legal Description

All that certain real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

PARCEL 1:

All that certain real property situate within a portion of the Northwest One-quarter (114) of the Northwest One-quarter (114) of the Southwest One-quarter (114) of Section 36, Township 20 North, Range 19 East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, being more particularly described as follows:

Commencing at the West One-quarter (114) Corner of Section 36, Township 20 North, Range 19 East, Mount Diablo Meridian; thence along the West line of said Southwest One-quarter of Section 36, South 01°20'28" West a distance of 80.00 feet to the true point of beginning; thence South 89°11'56" East a distance of 220.00 feet; thence North 01°20'28" East a distance of 80.00 feet; thence South 89°11'56" East a distance of 328.68 feet; thence South 01°14'35" West a distance of 628.65 feet; thence North 89°16'15" West a distance of 549.76 feet to the West line of the Southwest One-quarter (114) of said Section 36; thence along said West line of the Southwest One-quarter (1/4) of Section 36, North 01°20'28" East a distance of 549.35 feet, more or less, to the true point of beginning of this description.

The above described parcel is also known as Lot 2 of Record of Survey Map 4288, recorded September 12, 2003 as Document No. 2920744 of Official Records of Washoe County, Nevada.

APN: 004-143-04

PARCEL2:

A certain easement for roadway purposes contained in that certain Agreement recorded January 21, 1971 as Book 517, Page 64, Document No. 195520 of Official Records and described as follows:

Commencing at the West One-quarter Corner of Section 36, T20N, R19E, MDB&M; thence North 89°37'00" East 648.44 feet, more or less, to the true point of beginning; thence South 00°03'30" East 628.56 feet; thence South 89°32'40" West 100.0 feet; thence North 00°03'30" East 1288.56 feet, more or less, to a point on the North boundary of the Southwest One-quarter of the Southwest One-quarter of the Northwest One-quarter (SW Y4 SW Y4 NW Y:) of said Section 36; thence along said North boundary Easterly a distance of 100.0 feet; thence South 00°03'30" East 660.0 feet, more or less, to the true point of beginning.

PARCEL3:

An easement for a roadway right of way as granted by Sierra Pacific Power Company to Vaughn Millwork Company in an instrument recorded July 17, 1963 in Book 696, Page 32, as Document No. 389145 of Deeds and corrected by Correction Deed recorded August 30, 2006 as Document No. 3432162 of Official Records.

The above legal description was taken from prior Document No. 2920740. APN: 004-143-04

The purpose of this legal description is to describe a parcel of land that will be submitted to the City of Reno for a special use permit and is not for conveyance purposes. Copied from a preliminary title report prepared by First Centennial Title Company of Nevada, Order No.197839-RT.

RENO DEVELOPMENT APPLICATION

ACTION REQUESTED:
(Please Check)

- ☐ ABANDONMENT
- ☐ **ANNEXATION ****
- ☐ BOUNDARY LINE ADJUSTMENT
- ☐ MASTER PLAN AMENDMENT
- ☐ MINOR DEVIATION
- ☐ PARCEL MAP
- ☐ REVERSION TO ACREAGE
- ☐ SITE PLAN REVIEW
- ☐ SPECIAL USE PERMIT - MAJOR
- ☒ SPECIAL USE PERMIT - MINOR
- ☐ TENTATIVE MAP
- ☐ WITH MAINTENANCE DISTRICT
- ☐ VARIANCE
- ☐ ZONING MAP AMENDMENT
- ☐ AMENDMENT IN A COOPERATIVE PLANNING AREA

****Annexations are required to be submitted separately
and may not be combined with other applications**

For Community Development Department Use Only:

CASE NUMBER:

Date Received _____
Time Received _____

PROJECT NAME: Gaslight Lane Parcel Map Special Use Permit

PROJECT DESCRIPTION: Request for a division of land located adjacent to residentially zoned property.

PROJECT ADDRESS: 700 Gaslight Lane Reno, NV

PROPERTY SIZE: 7.5 acres ASSESSOR'S PARCEL NO(S): 004-143-04

ATTACH LEGAL DESCRIPTION OF PROPERTY.

ZONING - EXISTING: Industrial PROPOSED: Same

MASTER PLAN - EXISTING: Industrial PROPOSED: Same

EXISTING LAND USE: Industrial development

PROPERTY OWNER(S)

NAME: C4 Equity LLC

ADDRESS: 1064 Tahoe Blvd.

Incline Village, NV 89451

PHONE: 775-831-5008

APPLICANT/DEVELOPER(S)

NAME: C4 Equity LLC c/o Troy Carson

ADDRESS: 1064 Tahoe Blvd.

Incline Village, NV 89451

PHONE: 775-831-5008

FAX NO: 775-831-5068

PERSON TO CONTACT REGARDING APPLICATION:

NAME: CFA c/o Angela Fuss
(IF SAME AS OWNER OR APPLICANT, PLEASE INDICATE)

ADDRESS: 1150 Corporate Blvd.

Reno, NV 89502

PHONE: 856-1150

FAX NO: 856-1160

E-MAIL ADDRESS: afuss@ctareno.com

The City of Reno will direct all mail on this project to the contact person designated above.

The above information is required.

Original Application and Seventeen copies (along with 8 CDs) for the following applications:

Master Plan Amendment
Tentative Map

Original Application and Twelve copies (along with 8 CDs) for the following applications unless filed with one of the above-noted requests:

Special Use Permit
Variance
Zoning Map Amendment

Original Application and Ten copies (along with 1 CD) for the following applications unless filed with one of the above-noted requests:

Abandonment
Site Plan Review
Annexation

Additional copies may be requested on a case-by-case basis dependent on distribution requirements.

Applications that include a project of regional significance, an amendment in a cooperative planning area, or environmental constraints shall submit additional copies as described below:

Projects of Regional Significance, add:

Six copies of a Traffic Study to the City of Reno, and One copy of the original application and Traffic Study to the Truckee Meadows Regional Planning Agency. See page 8 of this application for a more detailed description of the application process.

Cooperative Planning:

Original application and Twenty-three copies (along with 8 CDs) including the Cooperative Planning application and its associated supplemental information are required. See page 9 of this application for a more detailed description of the application process.

For tentative maps; parcel maps (with at least one parcel of 2.5 acres or less); special use permits and site plan reviews (where the site is greater than one acre) that include Hillside Development, disturbance of a Major Drainageway(s), or where cut slopes are proposed exceeding 20 feet and/or fill slopes are proposed exceeding 10 feet, the following checklists must be submitted:

- ☐ Preliminary Grading & Drainage Plan and Checklist
- ☐ Preliminary Utility Plan and Checklist
- ☐ Preliminary Hydrology Report and Checklist
- ☐ Preliminary Geotechnical Report
- ☐ Preliminary Sewer Report and Checklist

Public Art Requirement

A 2% for public art requirement applies to all projects that are funded in whole or in part by the City of Reno or Reno Redevelopment Agency and/or are a project of a quasi governmental agency (such as Washoe County Airport Authority or RSCV, RTC, etc.) per Title 22 of the RMC. Provide one (1) copy of original to the Arts and Culture Division of the Parks, Recreation and Community Services Department.

Public Amenities Requirements:

If the proposed project is in a TOD or Regional Center Overlay zone, then pedestrian amenities of up to 2% of the entire project costs exclusive of land and financing may be required.

For Master Plan and/or zoning map amendments submitted without an associated project, refer to specific application for checklist.

_____(Applicants Initials) ***Applications with missing plans and checklists or missing components of plans and checklists, will be deemed incomplete and returned within three (3) days of application submittal. The applicant must consult with Community Development Staff prior to submitting an application without the above information to determine if the information may be eliminated for a particular application. Additional information may be requested through the staff/applicant meeting and the review process.**

GENERAL APPLICATION CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE SCHEDULED FOR PUBLIC HEARING.

APPLICATIONS Originals shall be unbound with two hole punch at top of application. Copies shall be collated and bound into separate packets of the following:

Applicant Complete and Correct	Item No.	ITEMS REQUIRED FOR GENERAL APPLICATION CHECKLIST	Staff
			Incomplete
☒	1	Application Form(s)	☐
☒	2	Owner's Affidavit, Applicant Affidavit	☐
☐ NA	3	If there is a mobile home park within 750 feet, provide the park parcel number, name, and address	☐
☒	4	Advisory Board information (This requirement does not apply to site plan reviews)	☐
☒	5	Legal Description (legal descriptions for annexations, zone changes and abandonments <u>must</u> be signed and stamped by a State of Nevada professional land surveyor)	☐
☒	6	8-1/2" x 11" a Site Plan and the "Site Plan, Access and Circulation Checklist" (see map guidelines and the checklist section of this application)	☐
☒	7	8-1/2" x 11" Zoning/Vicinity Map (see map guidelines)	☐
☐ NA	8	24" x 36" Colored Display Map (1 copy only for original application)	☐
☒	9	24" x 36" Non-Colored Display Map	☐
☐ NA	10	8-1/2" x 11" Color Building Elevations	☐
☐ NA	11	24" x 36" Building Elevations (original to be in color)	☐
☐ NA	12	24" x 36" Preliminary Grading & Drainage Plan and Checklist (if applicable)	☐
☐ NA	13	24" x 36" Preliminary Utility Plan and Checklist (if applicable) – may be part of the site/grading plan	☐
☐ NA	14	Preliminary Hydrology Report and Checklist (if applicable)	☐
☐ NA	15	Preliminary Geotechnical Report (if applicable)	☐
☐ NA	16	Preliminary Sewer Report and Checklist (if applicable)	☐
☐ NA	17	24" x 36" Preliminary Landscape Plan and Checklist (if applicable) - may be part of the site plan	☐
☐ NA	18	Traffic study as required by RMC 18.12.903	☐
☐ NA	19	Handicap parking spaces and regular parking space calculations	☐
☐ NA	20	Information on signage	☐
☐ NA	21	Exterior lighting	☐
☐ NA	22	Slope Cell Map (for hillside developments)	☐
☒	23	Supporting Information	☐
☒	25	Check or Money Order	☐
☐ NA	26	Project of Regional Significance Analysis (if applicable)	☐

****Map scale for grading and utility plans shall not exceed 1 inch = 60 feet. FOLD ALL 24" X 36" MAPS TO APPROXIMATELY 9" X 12"**

Site Plan, Access, and Circulation Checklist

Project Name: Gaslight Lane Parcel Map SUP Reviewed By: _____
Case Number: _____ Engineer of Record or Architect: CFA
Date: May 13, 2013 Applicant: C4 Equity LLC

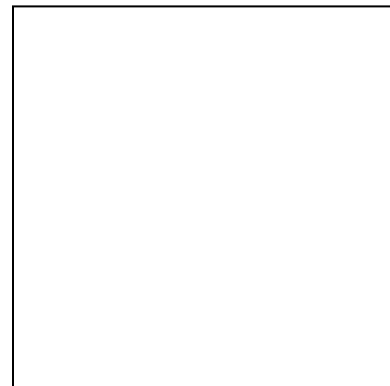
Applicant Correct and Complete	Item No.	ITEMS REQUIRED FOR SITE PLAN, ACCESS AND CIRCULATION CHECKLIST	Staff
			Incomplete
☒	1	All required owner affidavits and/or easements from adjacent land owners impacted by the project are included.	☐
☒	2	All required applications provided for the proposed project. All required application documents are provide (applicant affidavit, metes and bounds legal description, title report, treasure tax information, assessors parcel number information, traffic study, sewer report, drainage study, soils report, etc.).	☐
☒	3	Site plan provides adequate level of detail and information for review (boundaries, dimensions, square-footage call-outs, adjacent roadway information, adjacent properties identified, parking and land use statistics, etc.).	☐
☒	4	All existing and propose easements are shown and labeled with all easement abandonments identified.	☐
☒	5	Proposed site accesses, roadway improvements, acceleration/deceleration lanes, intersection designs, and off-site circulation patterns in conformance with the Traffic Study, the Design Manual, City code, and/or good engineering practices (locations, minimum spacing criteria, widths, throat depths, curb return radii, restricted turning movements, gating, configurations, sight distances, on-street parking restrictions, access routes, maximum tangent lengths, median openings, minimum centerline curvatures, minimum cul-de-sac and knuckle radii, etc.).	☐
☒	6	Public rights-of-way, public use easements, private access easements, private streets, emergency accesses, and all other project access concerns are established or proposed to be resolved with application. Ownership and maintenance of adjacent roadways not within City right-of-way are established within application.	☐
☒	7	All required on-site/off-site roadway and intersection improvements, with proposed street cross-sections, are depicted in the application and in conformance with the Design Manual.	☐
☒	8	Common use driveways, alleys, parking spaces, drive aisles, on-site circulation, fire access routes, on-site truck routes, and dead end travel paths are proposed in accordance with the Design Manual and City code (number of units served, backing space, distance form intersections, turning radii, vehicle wheel travel paths, turning templates, travel lane widths, adequate turn-around dimensions, divided entrance for fire access, typical sections, parking restrictions, etc.).	☐

Applicant Correct and Complete	Item No.	ITEMS REQUIRED FOR SITE PLAN, ACCESS AND CIRCULATION CHECKLIST	Staff
			Incomplete
☒	9	Adequate access provided to all utilities, sanitary sewers, and storm water management facilities in accordance with the Design Manual.	☐
☒	10	Proposed demolition, project phasing, infrastructure improvement scheduling provided with the application.	☐
☒	11	Preliminary improvement plans and application documents are legible and meet City standards for applications submittal.	☐
☒	12	Proposed sidewalk improvements will provide pedestrian connectivity throughout the site and to the adjacent public rights-of-way. At least one pedestrian route from adjacent rights-of-way to each building can meet ADA requirements. All required ADA compliant improvements are proposed (pedestrian ramps, parking spaces, ADA routes, etc.).	☐
☒	13	Rehabilitation plans for deteriorated pavement surfaces, curb and gutters, sidewalks, and driveway aprons within on-site or adjacent roadways, alleys, access easements, etc.	☐
☒	14	Proposed off-site roadway and site access lighting is shown with improvements proposed in accordance with City standards.	☐
☒	15	Exiting and proposed public streets are defined using City of Reno Master Plan and RTC Regional Roadway classifications.	☐
☒	16	Proposed signage and stripping is adequate for preliminary plans in accordance with the Design Manual, MUTCD, RTC, and NDOT standards (in that hierarchal order).	☐
☒	17	Proposed curb painting/lettering for parking limitations and/or prohibitions are depicted. All existing and proposed special parking and curb use zones depicted per City standards (fire zones, loading zones, bus/taxi zones, disabled zones, hotel zones, time zones). Speed control, traffic calming, and mid-block crossing provisions depicted per City standards.	☐

The following checklist items are in accordance with the minimum requirements for site design and transportation planning contained in multiple chapters of the Public Works Design Manual and multiple section of Title 18 of the Reno Municipal City code. Address circled items as directed.

SUBMITTED BY (Firm): _____

(Engineer's or Architect's Signature)



(Engineer's or Architect's Seal)



Date and time received in CRD: _____
(This portion to be filled out by NAB Coordinator)

City of Reno Neighborhood Advisory Board AGENDA RESERVATION FORM

Meeting Date: June 10, 2013 E-mail Address: afuss@cfareno.com

NAB/Ward #: Ward 4 - Northeast Submitted By: AngeLa Fuss

Chair Person: Scott Catron Work Phone: 856-1150

Staff Person: Lisa Mann Fax Number: 856-1160

Item Title: *Exactly* as it is to read on the agenda; please type or print; Item should read as it appears on information submitted. (Developers, please include City of Reno Planning Dept., Case Number and Description.)

Request for a special use permit to divide the parcel located at 700 Gaslight Lane,
subject to residential adjacency requirements.

Action Item X Information Only Item _____

Recommended Action/Motion Recommend to forward NAB comments to the Planning Commission

Required Information

Materials Submitted:

NAB member packages X Yes _____ No _____
Planning Commission Meeting Date July 9, 2013
Board of Adjustment Meeting Date _____
Reno City Council Meeting Date _____
(Complete All Applicable Dates)

To be placed on a Neighborhood Advisory Board Agenda the "Agenda Reservation Form" is due to Community Relations staff no later than ten (10) working days at 1:00 p.m., prior to the NAB meeting date. Please fax to (775) 334-3124 or hand deliver to 1 E. First Street, 5th Floor, Reno. For additional information please call (775) 321-8318.

SPECIAL USE PERMIT

PROCEDURES

All property owners within 750 feet of the subject site boundaries will be notified by mail regarding the project and the time, date and location of the public hearing.

One sign shall be placed adjacent to each street abutting the property by the applicant within fourteen (14) days of the acceptance of the application.

City staff will prepare a report with recommendation which will be made available to the applicant before the Commission hearing.

At the advertised public hearing, the applicant and all other interested parties will be heard. Following the public hearing, the Planning Commission will make its decision: approval, denial, or tabling pending more information or site inspection. After a recommendation is made, the Planning staff will notify the City Clerk's office of the action with a copy of this written notice forwarded to the applicant.

THE PLANNING COMMISSION'S DECISION ON A SPECIAL USE PERMIT IS FINAL UNLESS THE SPECIAL USE PERMIT IS COMBINED WITH OTHER APPLICATIONS WHICH REQUIRE CITY COUNCIL APPROVAL (I.E., A ZONE CHANGE) OR IS APPEALED.

Appeals of any decision taken by the Planning Commission must be made within ten (10) calendar days of the Commission meeting. Any person aggrieved by the decision may file an appeal by submitting the appropriate form and fee to the City Clerk's office (334-2030).

After the appeal period expires the City Clerk will schedule the hearing by the City Council. If any appeal has been filed, the public hearing will be advertised and heard by the City Council. Final decision is made by the Council.

An applicant whose proposal is denied by the City Council may not institute a new application on substantially the same project within a period less than twelve (12) months from the date of action by the City Council on the original application, unless the City Council has first determined that its original decision was based on an error, lack of information, a misrepresentation of the facts, or that there has been a substantial change in the subject property.

CITY OF RENO

APPLICATION FOR SPECIAL USE PERMIT

The owner or duly authorized agent of the owner of the property herein described requests the Planning Commission of the City of Reno to approve a special use permit for the use described herein.

PROJECT NAME: Gaslight Lane Parcel Map Special Use Permit

PROJECT DESCRIPTION: Request to divide parcel located adjacent to residentially zoned property.

This property is (check one): North of the Truckee River ☒
South of the Truckee River ☐

PROVIDE A DESCRIPTION OF THE SPECIAL USE PERMIT REQUESTED (Including type of activity, number of employees, description of structures to be built/used, etc):

Request for a special use permit to divide a parcel located adjacent to
residentially zoned property. No uses or developments are included with
the proposed request.

IDENTIFY THE IMPACTS OF THE PROPOSED USE ON ADJACENT LAND USES AND PUBLIC FACILITIES (Such as noise, traffic generation, hours of operation, odors, smoke, dust):

The proposed request is to divide an existing 7.5 acre parcel. The request
will have no negative impacts on adjacent land uses, infrastructure or
public services.

ENVIRONMENT:

- 1) Is the project situated on steep or severe terrain (15.1% or greater) and/or does this application trigger a Special Use Permit for Hillside Developments?

The proposed development does not encroach on steep slopes or trigger
a special use permit for hillside development.

- 2) Will the project disturb areas within or adjacent to wetlands, stream environments, major drainageways, or significant hydrologic resources? No

(If so, explain the impact(s) and describe proposed mitigating measures. Such environmentally sensitive areas must be shown on the subdivision map.)

- 3) Describe the methods for stabilization and/or revegetation of exposed and disturbed soils due to proposed grading activities:

This is a request to divide the parcel and does not include any
specific uses or developments.

Does the project trigger an SUP for residential adjacency? If yes, explain how and refer to section for submittal requirements.

Yes, the Industrial zoned property is located to residentially zoned
property to the west.

Is the project located on a major arterial?

No

Is the project an expansion of an existing facility? Please indicate existing and proposed square footages.

No

- 4) How does this site, building, and landscape development incorporate green technologies to reduce energy consumption?

No new development is proposed with this application.

UTILITIES:

WATER:

IS A CONCEPTUAL WATER SUPPLY AND CONVEYANCE STUDY INCLUDED WITH THIS APPLICATION? No

(If no, provide an explanation): The request is for a parcel map to divide the
parcel. No new development or uses are included with this application.

Indicate the source of water, water purveyor, and the estimated water demand for the project:

At a future time of development, TMWA will be the water purveyor.

SEWER:

IS A PRELIMINARY SEWER REPORT INCLUDED WITH THIS APPLICATION? No

(If no, provide an explanation):

No development or use is proposed with this application.

- 1) Indicate which entity and facility will provide sewer collection and treatment and provide an estimate of the project generated sewage contribution:

Any future development will be required to provide sewer collection
and treatment estimations.

- 2) Provide a description of the size, location, and ownership of existing and proposed sewer lines connecting to sewer lines of the sewage treatment provider:

All future development will be required to provide sewer information.

ALL OTHER UTILITIES:

ARE POWER LINE RELOCATIONS PROPOSED FOR THIS PROJECT? No

(If yes, provide an explanation):

Provide a description of the type and ownership of existing and proposed public and quasi public utilities proposed to serve the project:

This application does not include a specific development. All future
development applications will be required to provide public utility information.

TRAFFIC:

IS A PRELIMINARY TRAFFIC STUDY INCLUDED WITH THIS APPLICATION?
No

(If no, provide an explanation):

This request does not include a project or proposed use.

- 1) Provide peak hour and average daily traffic volume generation estimates for the proposed project.

- 2) Identify potential impacts to existing and proposed streets, intersections, and major transportation corridors affected by the project and describe mitigating measures proposed:

PUBLIC AND EMERGENCY SERVICES:

Provide the location and source of garbage disposal, police, fire, and emergency medical service providers and describe potential impacts the project may have upon the capacity of these service providers:

Future development will be required to provide garbage disposal, police, fire
and emergency medical service providers. The property is within the City of
Reno boundaries.

IS SUBJECT PROPERTY WITHIN THE AIRPORT NOISE IMPACT AREA (65 Ldn noise level)?

No

(If so, explain the impact of the hazard on the proposed development and describe proposed mitigating measures. Such areas must be shown on the subdivision map.)

WILL THE PROPOSED USE GENERATE HAZARDOUS WASTE? No

1. If the applicant has never operated a facility which generates hazardous waste, a letter stating such; or
2. If the applicant has operated a facility which generates hazardous waste, a letter including the name and location of any and all facilities the applicant has operated which generate hazardous waste. This letter must include a disclosure of any citations or correction notices issued against such facility and their status or disposition.

WILL THE PROPOSED USE INVOLVE ANY EXPLOSIVE MATERIAL AS DEFINED IN NRS
459.3816 AND 459.38332? No

(If so, identify the materials, quantities stored on site, safety precautions which will be taken and
method of disposal.)

You must include the following with this application:

- ☒ Reno Development Application
- ☒ Owner and Applicant Affidavit
- ☐ Notice of Mobile Home Park within 750 Ft.
- ☒ Advisory Board Information
- ☒ 8 ½ " x11" Site Plan
- ☒ 8 ½ "x 11" Zoning/Vicinity Map
- ☐ 24" x 36" Colored Display Map (1 copy for original application)
- ☒ 24" x 36" Non-Colored Display Map
- ☐ 8 ½" x 11" Color Building Elevations
- ☐ 24" x 36" Building Elevations (original to be in color)
- ☐ 24" x 36" Preliminary Grading and Drainage Plan
- ☐ 24" x 36" Preliminary Landscape Plan
- ☐ Calculate handicap parking spaces and regular parking spaces
- ☐ Information on Signage
- ☐ Exterior lighting
- ☐ Slope Map (for hillside developments)
- ☒ Supporting Information
- ☒ Application Checklist
- ☒ Check or Money Order (see Planning Fee Schedule)

PLEASE FOLD ALL 24" X 36" MAPS TO APPROXIMATELY 9" X 12"

****Original Application and Fifteen Copies are required for this application****

*Additional copies may be requested on a case-by-case basis dependent on distribution requirements

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83(94) AS DETERMINED FROM REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. AREAS AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.0001979329.

REFERENCES

1. RECORD OF SURVEY MAP FOR CONNOLLY-TMWA-S.P.C.O., R/S MAP NO. 4288, FILE NUMBER 2920744, RECORDED SEPTEMBER 12, 2003, O.R.W.C., NEVADA.
2. TITLE COMMITMENT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA, ORDER NO. 197639-RT, DATED MARCH 28, 2013.

NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18 AS PARCELS ARE DEVELOPED.
4. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
5. WITH THE DEVELOPMENT OF EACH PARCEL, AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.

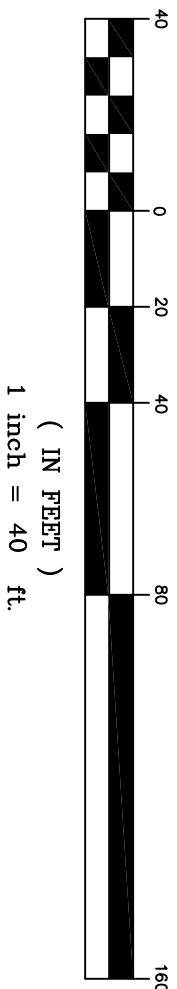
LEGEND

- FOUND POINT AS NOTED
- SET 6" REBAR W/ CAP "PLS 66.36"
- Ø CALCULATED POINT- NOTHING FOUND OR SET
- PUE PUBLIC UTILITY EASEMENT
- Ⓡ LOT LINE REVERTED PER THIS MAP
- Ⓢ WASHOE COUNTY ENGINEERING DEPT. GPS CONTROL POINT

TOTAL AREA= 7.53 AC. ±



GRAPHIC SCALE



PARCEL MAP
FOR

C4 EQUITY LLC

A DIVISION OF LOT 2 OF RECORD OF SURVEY MAP NO. 4288
LYING WITHIN THE SW 1/4 SEC. 36, T.20N., R.19E., M.10L.

RENO WASHOE COUNTY NEVADA

C4E PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS
SURVEYORS - CONSTRUCTION - OBSERVATION

1150 CORPORATE BLVD. RENO, NV 89502
(775) 856-1150 FAX: (775) 856-1160

X:\PROJECTS\13012.00\DWG SURVEY\PARCEL CONFIG\OPTION 2.DWG -QUADRINO- 5/13/2013 10:23 AM